

# COUNTY OF YORK

## MEMORANDUM

**DATE:** September 20, 2004 (BOS Mtg. 10/5/04)

**TO:** York County Board of Supervisors

**FROM:** James O. McReynolds, County Administrator

**SUBJECT:** Lot 29, 311 Redoubt Road, Victory Industrial Park

In 1992 York County purchased 311 Redoubt Road in Victory Industrial Park (lot 29) in order to preserve access to the adjacent County property. The adjacent County property is part of the Waste Management facility. There are about 20 acres that are undisturbed and could be marketed for light industrial development. However, in order to do this, it would be necessary to have access from Victory Industrial Park as opposed to utilizing the entry to the County's Waste Management Facility. The future access road would require approximately a 70-foot right of way. This would take approximately 16,428 square feet of the lot, which leaves a residual parcel of 35,322 square feet.

The County has been approached by Just of York, LLC, trading as Just Plumbing, which is located adjacent to the County's property, to purchase the residual parcel. Just Plumbing would like to acquire this parcel in order to expand its current facility. Just Plumbing has made a purchase offer to the County of \$106,000 or \$3 per square foot for the County's residual parcel. The residual parcel is currently assessed at \$97,331 or \$2.75 per square foot. Based on sales in Victory Industrial Park, the County's assessed value is very accurate. Therefore, I believe the offering price of \$106,000 or \$3.00 per square foot is acceptable.

Your approval of this sale will assist an existing York County business expand and grow. The County will be able to retain access to the adjacent property that will allow private sector development if an opportunity presents itself. Therefore, I recommend your approval of the sale of 35,322 square feet of lot 29 in Victory Industrial Park, as identified on the attached exhibit, to Just of York, LLC. Your adoption of proposed Resolution R04-141 will approve this transaction.

Noel/3318:dbb

### Attachments

1. Draft Plat of Re-subdivision of Lot 29 (not to scale)
2. Aerial Map of Victory Industrial Park
3. Proposed Resolution R04-141